



TOWN OF LOS GATOS
PLANNING COMMISSION MEETING
ACTION MINUTES
TOWN COUNCIL CHAMBERS
110 E. MAIN STREET
WEDNESDAY, AUGUST 10, 2005 -- 7:15 P.M.

Please refer to compact disk # 08-10-05 to hear the entire proceedings of this meeting.

ROLL CALL:

Present: Michael Burke, Chair; D. Michael Kane, Thomas O'Donnell, Lee Quintana and Joanne Talesfore

Absent: Phil Micciche

Others: Assistant Community Development Director Randy Tsuda, Associate Planner Sandy Baily, Civil Engineer Fletcher Parsons and Town Attorney Orry Korb

VERBAL COMMUNICATION

Ray Davis Commented that the Planning Commission is being replaced by the Development Review Committee (DRC) in the final decision-making process which is made up of staff members; no staff reports for DRC projects and no discussion at the meetings of the individual projects on the agendas.

APPROVAL OF MINUTES

July 13, 2005 - Motion by Chair Burke and seconded by Commissioner O'Donnell to approve meeting minutes. Passed unanimously 5-0 with Commissioner Micciche absent.

CONSENT CALENDAR - NONE

CONTINUED PUBLIC HEARING - NONE

NEW PUBLIC HEARINGS

ITEM 1 **119 Isabelle Court**
Architecture and Site Application S-05-072

Requesting approval to construct a new single family residence with a detached structure over 450 square feet in area with a reduced setback on property zoned R-1:10. APN 532-13-069

PROPERTY OWNER/APPLICANT: Mr. Koupal & Ms. Abrams

PUBLIC TESTIMONY by Ray Davis and Scott Radonich

MOTION: Motion by Commissioner O'Donnell and seconded by Commissioner Talesfore to approve Architecture and Site Application S-05-072. The required findings were made as noted in Exhibit F of report dated August 4, 2005 and the application incorporated conditions as noted in Exhibit G of report dated August 4, 2005 with the modified/added conditions as follows:

1. **APPROVAL:** This application shall be completed in accordance with all of the conditions of approval listed below and in substantial compliance with the plans approved and noted as Exhibit H ~~and as revised in Exhibit I~~, in the report to the Planning Commission **and as revised pursuant to Condition # 11**. Any changes or modifications made to the approved plans shall be approved by the Director of Community Development, Development Review Committee or the Planning Commission, depending on the scope of the change(s).
9. **WINDOWS.** The windows shall be nonreflective.
10. **ROOF MATERIAL.** The applicant shall work with staff in considering an alternative roofing material that is compatible with the neighborhood.
11. **GARAGE ORIENTATION.** The applicant shall redesign the garage and driveway so that the garage doors face the southerly direction. The retaining wall and width of the driveway adjacent to the garage shall be minimized. The final design is subject to review and approval of the Director of Community Development.

Motion carried 3-2 with Commissioners Kane and Quintana dissenting and Commissioner Micciche absent.

Appeal rights recited by Mr. Korb.

CONTINUED OTHER BUSINESS - NONE

NEW OTHER BUSINESS

Sub-Committee Reports -

Conceptual Development Advisory Committee - Commissioner Talesfore reported on 2 projects
1) 16763 Hicks Road - two lot subdivision, and, 2) Linda Ave/Stephenie Lane - 11 lot subdivision.

General Plan Committee - Commissioner O'Donnell reported on the CUP/Regulatory process for tattoo and body piercing parlors and the preliminary schedule for the Residential Design Guidelines.

Historic Preservation Committee - Commissioner Kane reported on the various items on the agenda and the small amount of information provided on these projects. These projects at this level are just as important as those at the Planning Commission level and would like a report on each item.

Report from Director of Community Development

Mr. Tsuda reported 3 items recently heard by the Town Council: 42/44 Elm St (denied), 50 University Ave (not approved for dancing) and 16942 Mitchell Ave (approved with modified conditions to the satisfaction of the Director of Community Development).

ADJOURNMENT

Chair Burke adjourned the meeting at approximately 9:00 P.M.

TOWN OF LOS GATOS PLANNING COMMISSION
August 10, 2005

Michael Burke, Chair

APPROVED AS TO FORM AND ATTEST:

Randy Tsuda
Assistant Director of Community
Development

Bud N. Lortz
Director of Community Development